


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6A, Laurelvale,  
Belfast,  
County Antrim, BT4

**Guide Price: £499,950**

 **Reeds Rains**

reedsrains.co.uk



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**Guide Price: £499,950**

EPC Rating: C

Laurelvale is an exclusive and highly sought after residential address positioned just off the Circular Road in East Belfast.

No 6A is a unique detached family home comprising bright, beautifully presented & deceptively generous accommodation throughout.

Of particular note is the stunning fitted kitchen open plan to dining / living area with zoned under floor heating which enjoys a rear aspect overlooking the private garden - an ideal centre point in this beautiful home.

The much admired Belmont and Ballyhackamore villages benefitting from the vast array of day to day amenities, attractions and shopping facilities are also within walking distance.

This superb address is further enhanced by falling within the catchment area to an excellent selection of schooling for all ages whilst Belfast City Centre and the surrounding towns are easily accessible.

Enjoying a quiet cul de sac location, coupled with the excellent accommodation on offer this fine home represents a unique opportunity in today's market.

With this in mind, early internal inspection comes strongly recommended.

**Solid Wooden Front Door With Glazed Inset And Side Panel To...**

**Welcoming Entrance Hall**

Recessed spotlighting. Ceramic tiled flooring. Large built in storage cupboard. Alarm panel.

**Downstairs Dual Flush W/C**

Floating vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Ceramic tiled flooring. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

**Lounge**

15'4" / 11'5" (4.67m / 3.48m)

At widest points. Into square bay. Feature fireplace with open fire, sandstone surround and tiled hearth. Solid wooden flooring. Cornice work. Recessed spotlighting.

**Stunning Fitted Kitchen Open Plan To Dining / Living Area**

27 / 13'10" (27 / 4.22m)

At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture. Granite work surfaces and upstand. Integrated four ring gas hob and built in oven with integrated extractor hood. Integrated dishwasher. Space for American fridge / freezer. Concealed strip lighting. Glazed display cabinet. Recessed spotlighting. Ample dining area. Ceramic tiled flooring. Dual uPVC French doors to enclosed private rear garden.

**Utility Room**

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Plumbed for washing machine. Vented for tumble dryer. Extractor fan. Recessed spotlighting. uPVC door to enclosed rear garden.

**First Floor**

**Bedroom One**

13'6" / 9'11" (4.11m / 3.02m)

Twin built in wardrobes.

**En-Suite Shower Room**

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit. Vanity unit with inset sink and chrome dual

mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spotlighting. Extractor fan.

**Bedroom Two**

13'9" / 11'5" (4.2m / 3.48m)

**Bedroom Three**

13'2" / 11 (4.01m / 11)

**Bedroom Four**

15'7" / 9'6" (4.75m / 2.9m)

**White Family Bathroom Suite**

Comprising ceramic tiled panelled bath with chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with thermostatically controlled shower unit. Wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled

For full EPC please contact the branch.

flooring. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

**Landing**

Hot press with cylinder and storage. Access to roof space via slingsby ladder, fully floored with light and power.

**Outside**

Driveway car parking for two cars. Side access. Enclosed private easy to maintain garden to side and rear bordered by fencing in lawn and paved patio area. Outside tap / light.

**Garage**

19'2" / 9'4" (5.84m / 2.84m)

Accessed via roller door. Light and power. Gas fired boiler. uPVC door to side.

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